

Daventry

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Offices also located in Northampton

stonhills.co.uk



**11 Ickworth Close, Daventry  
Northamptonshire NN11 8AP**

**£260,000**

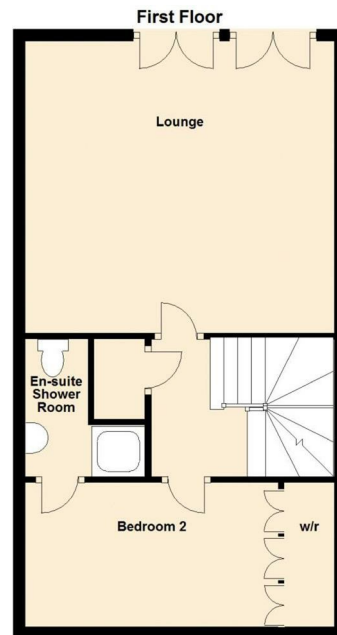
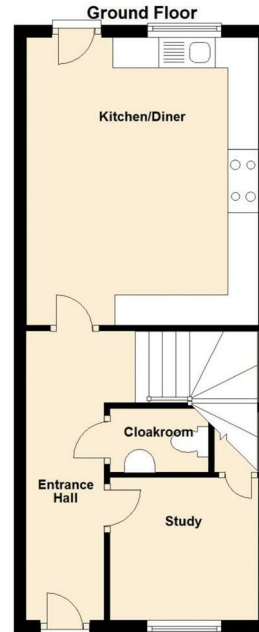
\*\*\* Three storey townhouse \*\*\* Study/reception room \*\*\* Kitchen/breakfast with built in appliances \*\*\* Lounge with 'Juliette' style balcony on the first floor \*\*\* Master bedroom with en-suite \*\*\* Bedroom two with en-suite \*\*\* Built in wardrobes \*\*\*



Entered  
 Entrance Hall;  
 Study 8'10" max x 8'3"  
 Cloakroom:  
 Kitchen/Diner 15'6" x 12'4"  
 First Floor Landing:  
 Lounge 16'7" x 15'7"  
 Bedroom Two 14'7" to front of built in wardrobes x 8'11"  
 Ensuite:  
 Second Floor Landing:  
 Bedroom One 10'10" x 8'5" to front of built in wardrobes  
 Ensuite:  
 Bedroom Three 14'4" to front of built in wardrobes x 8'11"  
 Bedroom Four 15'7" max x 5'6"  
 Bathroom:  
 Outside  
 Rear:  
 Front:  
 Single Garage:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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 The UK's number one property website

Appliances: Stonhills have not tested any equipment, fittings for services and so cannot verify they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are for guidance only and are approximate. The buyer is therefore advised to check measurements if they are required for any other purpose e.g. fitted carpets, furniture, etc.